

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP/(954) 797-1101

**SUBJECT:** Ordinance

ZB 3-2-01 Town of Davie, 4200 SW 61 Avenue/Generally located on the east side of SW 61 Avenue, 700 feet north of Orange Drive.

**TITLE OF AGENDA ITEM:** AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM M-1, LIGHT INDUSTRIAL DISTRICT TO RS, RECREATION/OPEN SPACE DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

## **REPORT IN BRIEF:**

This rezoning is for a 4.625 acre site currently designated as M-1, Light Industrial District which was recently purchased by the Town to be utilized as a public park. The park will include a variety of amenities that are typical of a public park. The proposed Recreation/Open Space District zoning designation will be consistent with the Regional Activity Center Land Use Plan classification, and the parcel meets the conventional nonresidential development criteria. Currently, SW 61 Avenue serves as a local collector and has adequate capacity to handle the traffic generated by a park. Staff finds that the proposed rezoning is consistent with goals, objectives, policies and permitted uses of the Comprehensive Plan, and satisfies the criteria of Section 12-307 of the Land Development Code, review for rezonings.

**PREVIOUS ACTIONS:** Town Council approved the request at its July 3, 2001 meeting (Motion carried 5-0).

**CONCURRENCES:** The Planning and Zoning Board recommended approval of the request at its June 27, 2001 meeting (Motion carried 5-0).

**FISCAL IMPACT:** None

## **RECOMMENDATION(S):**

Motion to approve.

## **Attachment(s):**

Ordinance, Land use map, Subject site map, Aerial

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM M-1, LIGHT INDUSTRIAL DISTRICT TO RS, RECREATION/OPEN SPACE DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from M-1, Light Industrial District to RS, Recreation/Open Space District;

WHEREAS, said notice was given and publication made as required by law, and a public hearing thereunder was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from M-1, Light Industrial District to RS, Recreation/Open Space District:

a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as Recreation/Open Space District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

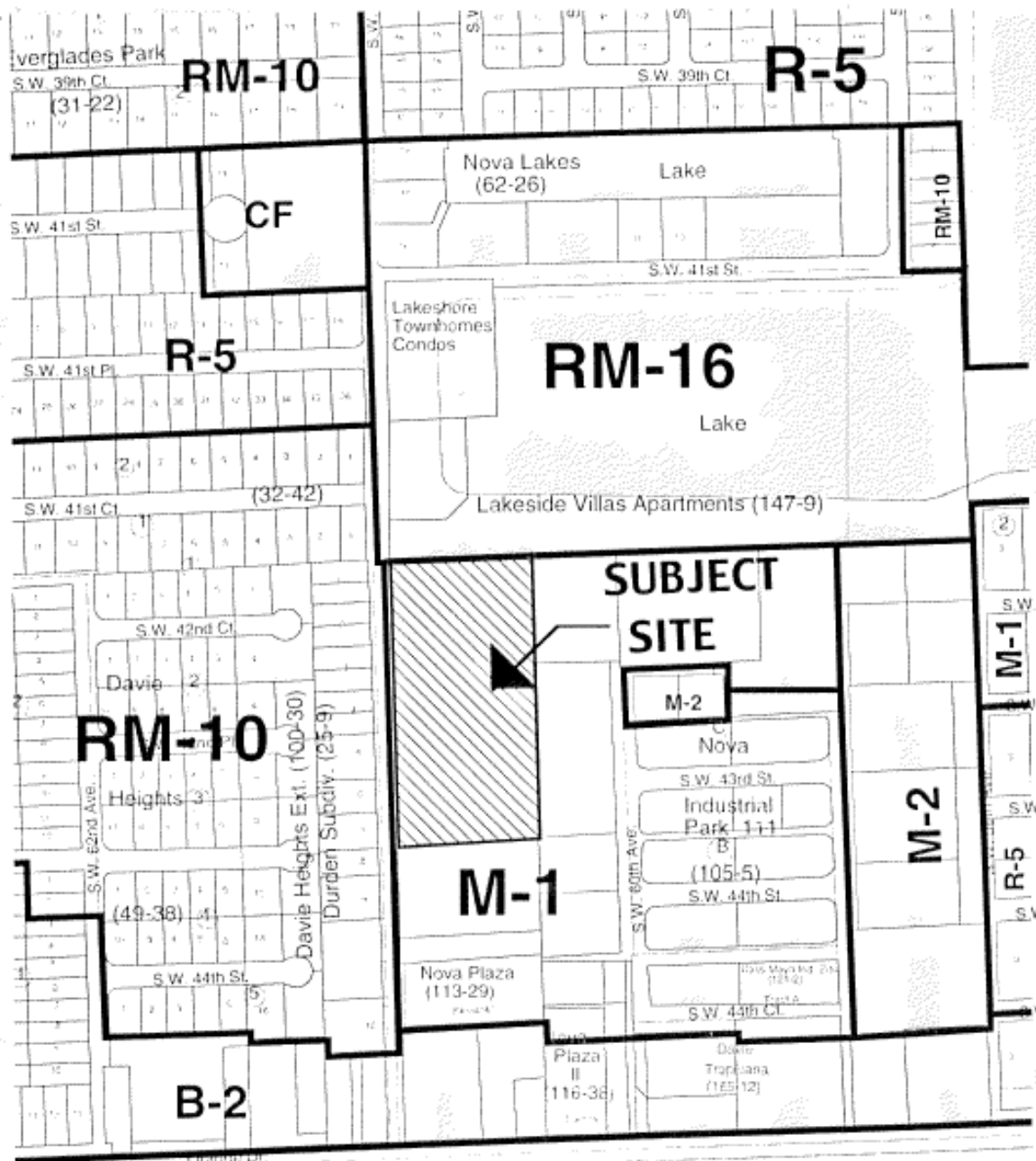


PETITION NUMBER  
ZB 3-2-01  
Subject Site Area  
Future Land Use Plan

PREPARED 6/07/01  
BY THE PLANNING &  
ZONING DIVISION

Scale: 1"=300'

N  
4



PETITION NUMBER  
ZB 3-2-01

Subject Site Area Zoning Map

PREPARED 6/07/01  
BY THE PLANNING &  
ZONING DIVISION

Scale: 1"=300'

N

